Fill in this information to identify the case:

Debtor 1 Angela R. Koutsouros

Debtor 2
(Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of Pennsylvania

Case number 2211252

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: Wells Fargo Bank, N.A.

Court claim no. (if known): 3

Date of payment change:
Must be at least 21 days after date of this notice: 01/01/2025

New total payment:
Principal, interest, and escrow, if any: $2560.36

Last 4 digits of any number you use to identify the debtor's account: 6 1 0 2

Part 1: Escrow Account Payment Adjustment

1. **Will there be a change in the debtor's escrow account payment?**

- ☐ No
- ☑ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: $ 833.71 **New escrow payment: $** 960.64

Part 2: Mortgage Payment Adjustment

2. **Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

- ☑ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

Current interest rate: ______% **New interest rate:** ______%

Current principal and interest payment: $ ______ **New principal and interest payment:** $ ______

Part 3: Other Payment Change

3. **Will there be a change in the debtor's mortgage payment for a reason not listed above?**

- ☑ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (*Court approval may be required before the payment change can take effect.*)

Reason for change:

Current mortgage payment: $ ______ **New mortgage payment: $** ______

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☑ I am the creditor.

☐ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

✘ /s/Angela M. Mills-Fowler — Date 11/18/2024

Signature

Print: FOWLER,ANGELA M. MILLS — Title: VP Loan Documentation

First Name Middle Name Last Name

Company Wells Fargo Bank, N.A.

Address MAC N9286-01Y

Number Street

P.O. Box 1629

Address 2

Minneapolis MN 55440-9790

City State ZIP Code

Contact phone 800-274-7025

Email NoticeOfPaymentChangeInquiries@wellsfargo.com

UNITED STATES BANKRUPTCY COURT

Eastern District of Pennsylvania

Chapter 13 No. 2211252
Judge: Chief Judge: Ashely M. Chan

In re:
Angela R. Koutsouros

Debtor(s).

CERTIFICATE OF SERVICE

I hereby certify that this Notice, including all attachments, is being served on or before November 19, 2024 via filing with the US Bankruptcy Court's CM ECF system or by mailing or providing a copy of this document to a vendor for mailing: By U.S. Postal Service First Class Main Postage Prepaid or FedEx.

Debtor:

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

Angela R. Koutsouros
12 Wilkshire Rd

Doylestown PA 18901

By U.S. Postal Service First Class Mail Postage Prepaid or FedEx

N/A

Debtor's Attorney:

By Court's CM/ECF system registered email address

MICHAEL A. CIBIK
Cibik Law, P.C.
1500 Walnut St Ste 900

Philadelphia PA 19102

By Court's CM/ECF system registered email address

N/A

Trustee:

By Court's CM/ECF system registered email address

KENNETH E. WEST
Office of the Chapter 13 Standing Trustee
1234 Market Street - Suite 1813

Philadelphia PA 19107

/s/Angela M. Mills-Fowler

VP Loan Documentation

Wells Fargo Bank, N.A.

WELLS FARGO

Return Mail Operations
PO Box 14547
Des Moines, IA 50306-4547

Escrow Review Statement

For informational purposes only

Statement Date: November 7, 2024
Loan number: [redacted]
Property address:
12 WILKSHIRE ROAD
DOYLESTOWN PA 18901

ANGELA R KOUTSOUROS
PAUL A KOUTSOUROS
12 WILKSHIRE RD
DOYLESTOWN PA 18901-2848

Customer Service

Online
wellsfargo.com

Telephone
1-800-340-0473

Correspondence
PO Box 10335
Des Moines, IA 50306

Hours of operation
Mon - Fri 7 a.m. - 7 p.m. CT

To learn more, go to:
wellsfargo.com/escrow

We accept telecommunications relay service calls

If you are in an active bankruptcy case or have received a discharge under the United States Bankruptcy Code, this statement is being sent to you for informational purposes only. The informational summaries below are based on the terms of the loan.

These amounts are governed by the terms of the loan unless otherwise reduced by an order of the bankruptcy court. Because the amounts billed for the escrow items can change over time, we review the escrow account at least once per year to ensure there will be enough money to make these payments. Once the review is complete, we send the escrow review statement, also known as the escrow account disclosure statement.

The escrow account has a shortage of **$1,449.72**

Here's what we found:

- **Required Minimum Balance:** The escrow account balance is projected to fall below the required minimum balance. This means there is a **shortage**.
- **Payments:** As of the **January 1, 2025** payment, the escrow portion of the payment **increases**.

Part 1 - Mortgage payment

New Payment

The new total payment will be $2,560.36

	Previous payment through 12/01/2024 payment date	New payment beginning with the 01/01/2025 payment
Principal and/or interest	**$1,599.72**	**$1,599.72**
Escrow payment	**$833.71**	**$960.64**
Total payment amount	**$2,433.43**	**$2,560.36**

No action required

Starting **January 1, 2025** the new payment amount will be **$2,560.36**

See the following pages for more detail.

Part 2 - Payment calculations

For the past review period, the amount of the escrow items was $9,697.97. For the coming year, we expect the amount paid from escrow to be $10,077.97.

How was the escrow payment calculated?

To determine the escrow payment, we add the projected escrow items to be paid over the next 12 months. We base these projected amounts on any escrow items that may have been paid in the past and any future anticipated payments to be made. We then divide the amounts by 12 payments to determine the escrow amount.

The chart below includes any actual escrow disbursements as well as any shortage that may have been identified for the past three analysis periods up through the date of the analysis.

Escrow comparison

	06/22 - 05/23 (Actual)	01/23 - 12/23 (Actual)	01/24 - 11/24 (Actual)	01/25 - 12/25 (Projected)		# of months		New monthly escrow amount
Property taxes	$4,048.94	$4,141.38	$4,384.97	$4,384.97	÷	12	=	$365.41
Property insurance	$2,405.00	$2,405.00	$3,413.00	$3,413.00	÷	12	=	$284.42
Total taxes and insurance	$6,453.94	$6,546.38	$7,797.97	$7,797.97	÷	12	=	**$649.83**
Escrow shortage	$0.00	$501.65	$1,178.09	**$1,449.72**	÷	12	=	$120.81
Mortgage insurance	$2,280.00	$2,280.00	$1,900.00	$2,280.00	÷	12	=	$190.00
Total escrow	$8,733.94	$9,328.03	$10,876.06	$11,527.69	÷	12	=	$960.64

Projected escrow account activity over the next 12 months

To determine if there will be a shortage or overage in the account, we calculate whether the amount of the lowest projected escrow balance will be greater or less than the required minimum balance. This is determined by subtracting the required minimum balance from the lowest projected balance. If the outcome is positive, there is an overage. If it is negative, there is a shortage. The calculation is below:

Lowest projected escrow balance August 2025		**-$577.75**	(Calculated in Part 4 - Escrow account projections table)
Bankruptcy adjustment[‡]	+	**$427.69**	
Minimum balance for the escrow account[†]	-	**$1,299.66**	
Escrow shortage	=	**-$1,449.72**	

[‡]This adjustment of $427.69, is the remaining amount of the pre-petition escrow shortage included in our proof of claim being paid through the confirmed bankruptcy plan.

[†]The minimum balance includes a cash reserve to help cover any increase in taxes and/or insurance as allowed by state laws and/or the mortgage contract. The cash reserve amount does not include mortgage insurance. This account is set to a 2 month cash reserve amount. To calculate the cash reserve for the escrow account, we add the yearly escrow payments, and divide by 6.

Part 3 - Escrow account history

Escrow account activity from November 2023 to December 2024

Date	Deposits to escrow Actual	Deposits to escrow Projected	Deposits to escrow Difference	Payments from escrow Actual	Payments from escrow Projected	Payments from escrow Difference	Description	Escrow balance Actual	Escrow balance Projected	Escrow balance Difference
Nov 2023							Starting Balance	$1,051.25		
Nov 2023	$711.89			$190.00			PMI INSURANC	$1,573.14		
Dec 2023	$711.89			$190.00			PMI INSURANC	$2,095.03		
Jan 2024	$833.71	$735.54	$98.17	$0.00	$190.00	-$190.00	PMI Insurance	$2,928.74	$3,818.66	-$889.92
Jan 2024	$0.00	$0.00	$0.00	$190.00	$0.00	$190.00	PMI Insurance	$2,738.74	$3,818.66	-$1,079.92
Feb 2024	$833.71	$735.54	$98.17	$0.00	$190.00	-$190.00	PMI Insurance	$3,572.45	$4,364.20	-$791.75
Feb 2024	$0.00	$0.00	$0.00	$190.00	$0.00	$190.00	PMI Insurance	$3,382.45	$4,364.20	-$981.75
Mar 2024	$833.71	$735.54	$98.17	$0.00	$190.00	-$190.00	PMI Insurance	$4,216.16	$4,909.74	-$693.58
Mar 2024	$0.00	$0.00	$0.00	$190.00	$0.00	$190.00	PMI Insurance	$4,026.16	$4,909.74	-$883.58
Apr 2024	$0.00	$735.54	-$735.54	$0.00	$190.00	-$190.00	PMI Insurance	$4,026.16	$5,455.28	-$1,429.12
Apr 2024	$0.00	$0.00	$0.00	$1,162.46	$1,042.52	$119.94	DOYLESTOWN TWP TAX COL.	$2,863.70	$4,412.76	-$1,549.06
Apr 2024	$0.00	$0.00	$0.00	$190.00	$0.00	$190.00	PMI Insurance	$2,673.70	$4,412.76	-$1,739.06
May 2024	$1,667.42	$735.54	$931.88	$0.00	$190.00	-$190.00	PMI Insurance	$4,341.12	$4,958.30	-$617.18
May 2024	$0.00	$0.00	$0.00	$3,413.00	$2,405.00	$1,008.00	LIBERTY MUTUAL	$928.12	$2,553.30	-$1,625.18
May 2024	$0.00	$0.00	$0.00	$190.00	$0.00	$190.00	PMI Insurance	$738.12	$2,553.30	-$1,815.18
Jun 2024	$833.71	$735.54	$98.17	$0.00	$190.00	-$190.00	PMI Insurance	$1,571.83	$3,098.84	-$1,527.01
Jun 2024	$0.00	$0.00	$0.00	$190.00	$0.00	$190.00	PMI Insurance	$1,381.83	$3,098.84	-$1,717.01
Jul 2024	$833.71	$735.54	$98.17	$0.00	$190.00	-$190.00	PMI Insurance	$2,215.54	$3,644.38	-$1,428.84
Jul 2024	$0.00	$0.00	$0.00	$190.00	$0.00	$190.00	PMI Insurance	$2,025.54	$3,644.38	-$1,618.84
Aug 2024	$833.71	$735.54	$98.17	$0.00	$190.00	-$190.00	PMI Insurance	$2,859.25	$4,189.92	-$1,330.67
Aug 2024	$0.00	$0.00	$0.00	$3,222.51	$3,098.86	$123.65	CENTRAL BUCKS S.D./DOYLE	-$363.26	$1,091.06	-$1,454.32
Aug 2024	$0.00	$0.00	$0.00	$190.00	$0.00	$190.00	PMI Insurance	-$553.26	$1,091.06	-$1,644.32
Sep 2024	$833.71	$735.54	$98.17	$0.00	$190.00	-$190.00	PMI Insurance	$280.45	$1,636.60	-$1,356.15
Sep 2024	$0.00	$0.00	$0.00	$190.00	$0.00	$190.00	PMI Insurance	$90.45	$1,636.60	-$1,546.15
Oct 2024	$833.71	$735.54	$98.17	$0.00	$190.00	-$190.00	PMI Insurance	$924.16	$2,182.14	-$1,257.98
Oct 2024	$0.00	$0.00	$0.00	$190.00	$0.00	$190.00	PMI Insurance	$734.16	$2,182.14	-$1,447.98
Nov 2024 (estimate)	$833.71	$735.54	$98.17	$190.00	$190.00	$0.00	PMI Insurance	$1,377.87	$2,727.68	-$1,349.81
Dec 2024 (estimate)	$833.71	$735.54	$98.17	$190.00	$190.00	$0.00	PMI Insurance	$2,021.58	$3,273.22	-$1,251.64
Totals	$11,428.30	$8,826.48	$1,178.04	$10,457.97	$8,826.38	$1,251.59				

If the activity contains (estimate), then "deposits to" or "payments from" escrow or both are estimated amounts that have not actually occurred.

Part 4 - Escrow account projections

Escrow account projections from January 2025 to December 2025

Date	Payments to escrow	What we expect to pay out	Description	Projected escrow balance	Balance required in the account
Dec 2024			Starting balance	$2,021.58	$3,898.99
Jan 2025	$839.83	$190.00	PMI Insurance	$2,671.41	$4,548.82
Feb 2025	$839.83	$190.00	PMI Insurance	$3,321.24	$5,198.65
Mar 2025	$839.83	$190.00	PMI Insurance	$3,971.07	$5,848.48
Apr 2025	$839.83	$190.00	PMI Insurance	$4,620.90	$6,498.31
Apr 2025	$0.00	$1,162.46	DOYLESTOWN TWP TAX COL.	$3,458.44	$5,335.85
May 2025	$839.83	$190.00	PMI Insurance	$4,108.27	$5,985.68
May 2025	$0.00	$3,413.00	LIBERTY MUTUAL	$695.27	$2,572.68
Jun 2025	$839.83	$190.00	PMI Insurance	$1,345.10	$3,222.51
Jul 2025	$839.83	$190.00	PMI Insurance	$1,994.93	$3,872.34
Aug 2025	$839.83	$190.00	PMI Insurance	$2,644.76	$4,522.17
Aug 2025	$0.00	$3,222.51	CENTRAL BUCKS S.D./DOYLE	-$577.75	$1,299.66
Sep 2025	$839.83	$190.00	PMI Insurance	$72.08	$1,949.49
Oct 2025	$839.83	$190.00	PMI Insurance	$721.91	$2,599.32

***Continued on next page ***

Date	Payments to escrow	What we expect to pay out	Description	Projected escrow balance	Balance required in the account
Nov 2025	$839.83	$190.00	PMI Insurance	$1,371.74	$3,249.15
Dec 2025	$839.83	$190.00	PMI Insurance	$2,021.57	$3,898.98
Totals	$10,077.96	$10,077.97			

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EQUAL HOUSING LENDER

Important notice

Your mortgage may require private mortgage insurance (PMI) which protects lenders against financial loss should borrowers default on their mortgage. Under certain circumstances, federal law allows you to cancel PMI or requires that PMI be automatically terminated. This could reduce your mortgage payment. If you paid for the PMI policy up front at the time of closing, cancelling PMI will not impact your monthly mortgage payment amount.

Under Federal law

If you obtained your mortgage on or after July 29, 1999 and used the funds to purchase, construct, or refinance your primary residence, your mortgage is covered by the Homeowners Protection Act of 1998 (HPA). If you obtained your mortgage before July 29, 1999, or if your property has multiple units or is an investment property, your loan is not covered by the HPA.

There are two ways in which you may proceed:

1. **Cancellation requested by borrower**
   You can request to have the PMI cancelled on or after either of these dates:
   - The date the principal balance of your mortgage is first scheduled to reach 80% of the original value of the property.
   - The date the principal balance actually reaches 80% of the original value of the property.

   You must also meet these qualifications:
   - Your loan must be current on your mortgage payments with no past due payments owed. You must also have a good payment history. A good payment history is defined as not having any payments 30 or more days late in the last 12 months and no payments 60 or more days late in the last 24 months.
   - At your own expense, you must order a new valuation through us that shows the value of your property has not declined below its original value. Original value is defined as the lesser of either the appraisal value of your property when your loan closed or the actual price you paid for your property.

2. **Automatic termination of PMI**
   We will automatically terminate your PMI on the following date:
   - The date the principal balance of your mortgage is first scheduled to reach 78% of the original value of the property.

   You must also meet these qualifications:
   - You are up-to-date on your mortgage payments.
   - If you are not current on your mortgage payments as of the scheduled termination date, your PMI will automatically be terminated when you become current.

   In any event, PMI will not be required beyond the midpoint of your amortization period for the loan as long as you are current on your mortgage payments.

Investor options

The investor who owns your loan may allow additional options to cancel PMI using your property's current value. To learn more about your specific investor options, please contact us.

Are you eligible to have your PMI cancelled or terminated?

Our servicing representatives will be happy to let you know if you meet the requirements to have your PMI cancelled or terminated. They will advise you whether an appraisal is required.

If you have any questions or need further assistance, please contact us at the phone number provided on the front of the statement.